

AGENDA
FLATHEAD COUNTY PLANNING BOARD
April 12, 2017

The Flathead County Planning Board will meet on **Wednesday, April 12 2017** beginning at **6:00 P.M. in the 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Ste 200** Kalispell, Montana.

Please turn off all cellular telephones.

Regular meetings may be concluded at 11:00 P.M., at the discretion of the Chair. Any agenda item not considered prior to 11:00 P.M. will be rescheduled to the next regularly scheduled meeting.

All decisions made by the Planning Board are considered recommendations and will be forwarded to the Board of County Commissioners for final action. Please check the County Commissioners page of the County website, flathead.mt.gov/commissioner/ or contact the Commissioners office at 758-5503, for the scheduled date and time of a particular item.

The Agenda for the meeting will be:

- A. Call to order and roll call
 - B. Pledge of Allegiance
 - C. Approval of the March 8, 2017 meeting minutes
 - D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)
 - E. **Public Hearings:** The Flathead County Planning Board will hold public hearings on the following agenda items. Following the hearing and Board discussion, the Board may make a recommendation to the Board of County Commissioners for final action:
 1. **FZC-17-01 Michael Mayer/Don & Vickie Burton:** A zone change request by Michael Mayer and Donald & Victoria Burton in the Highway 93 North Zoning District. The proposal would change the zoning on parcels containing approximately 10.17 acres from *SAG-5 (Suburban Agricultural)* to *R-2.5 (Rural Residential)*. The subject properties are located at 2227 and 2223 Whitefish Stage Road and can legally be described as follows:

Parcel 1: That portion of the South Half of the South Half of the Northwest Quarter of the Southwest Quarter in Section 20, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana, Known as:
Parcel A of Certificate of Survey No. 19346.

Parcel 2: That portion of the South Half of the South Half of the Northwest Quarter of the Southwest Quarter in Section 20, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana, Known as:
Parcel B of Certificate of Survey No. 19346.
 2. **FZC-17-03 Dwight & Ann Lamm:** A zone change request by WGM Group, Inc. on behalf of Dwight & Ann Lamm in the Bigfork Zoning District. The proposal would change the zoning on a parcel containing approximately 21.9 acres from *AG-20 (Agricultural)* to *SAG-5 (Suburban Agricultural)*. The subject property is located at 6955 Highway 35 near Bigfork and can legally be described as follows:

Parcel A of Certificate of Survey No. 10082, located in the Southwest Quarter of the Southwest Quarter of Section 12, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana.

Excepting Therefrom:
That portion conveyed to the state of Montana for Highway purposes in bargain and sale deed recorded April 30, 1992 as Doc. No. 92-121-09300.
 3. **FZC-17-02 Mary Jo Naïve/River Road Properties LLC:** A zone change request by Mary Jo Naïve and River Road Properties, LLC for properties located in the Bigfork Zoning District. The proposal would change the zoning on a parcel containing approximately 20 acres from *AG-20 (Agricultural)* to *SAG-5 (Suburban Agricultural)*. The properties are located at 196 and 322 Slow Down Lane near Bigfork, MT and can legally be described as follows:

Tract 2B: The North Half of the South Half of the Northeast Quarter of the Southeast Quarter (N1/2S1/2NE1/4SE1/4) of Section 12, Township 27 North, Range 20 West, M.P.M., Flathead County, Montana.

Together with an easement for the purpose of ingress and egress and for utilities purposes, to and from the above recited real property, as more fully described in the easement set forth on the deed recorded in Book 650, Page 05, records of Flathead County, Montana.

Subject to easement recorded August 24, 1962 under Recorder's Fee No. 6480 in Book 447, Page 580, records of Flathead County, Montana.

Subject to easement recorded June 9, 1976 under Recorder's Fee No. 5964 in Book 598, Page 450, records of Flathead County, Montana. Tract 1 of Certificate of Survey No. 4082
- AND

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5501 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.

Tract 2BA: The South Half of the South Half of the Northeast Quarter of the Southeast Quarter (S2S2NE1/4SE1/4) of Section 12, Township 27 North, Range 20 West, P.M.M., Flathead County, Montana. Tract 2 of Certificate of Survey No. 4082

4. **FCMU-17-01 and FPP-17-01 Glacier Park Inc.:** A request from Glacier Park Inc. with technical assistance from Sands Surveying, Inc. for a Major Land Use Review for a 'Planned Community' that will include 25 rental cabins within the Middle Canyon Region of the C.A.L.U.R.S (Canyon Area) Zoning District. The proposal includes a request for Preliminary Plat approval of 'West Glacier R.V. and Cabin Village', a two phase 102-space RV park 'Subdivision for Lease or Rent' on approximately 24 acres. The applicant is proposing to establish public water and sewer systems to serve the Planned Community and R.V. Park. Access would be from River Bend Drive via Going to the Sun Road in West Glacier, immediately north of U.S. Highway 2. The properties can legally be described as Lots 1 and 3 and Assessors Tracts 4G and 5D all in Section 35, Township 32 North, Range 19 West, P.M.M., Flathead County, Montana.

F. Old Business

G. New Business

H. Adjournment

Note: *The next meeting will be held May 10, 2017.*

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